

Bradford in the 60's

City of El Paso — City Plan Commission — 4/4/2019

SUSU19-00002 — Major Combination

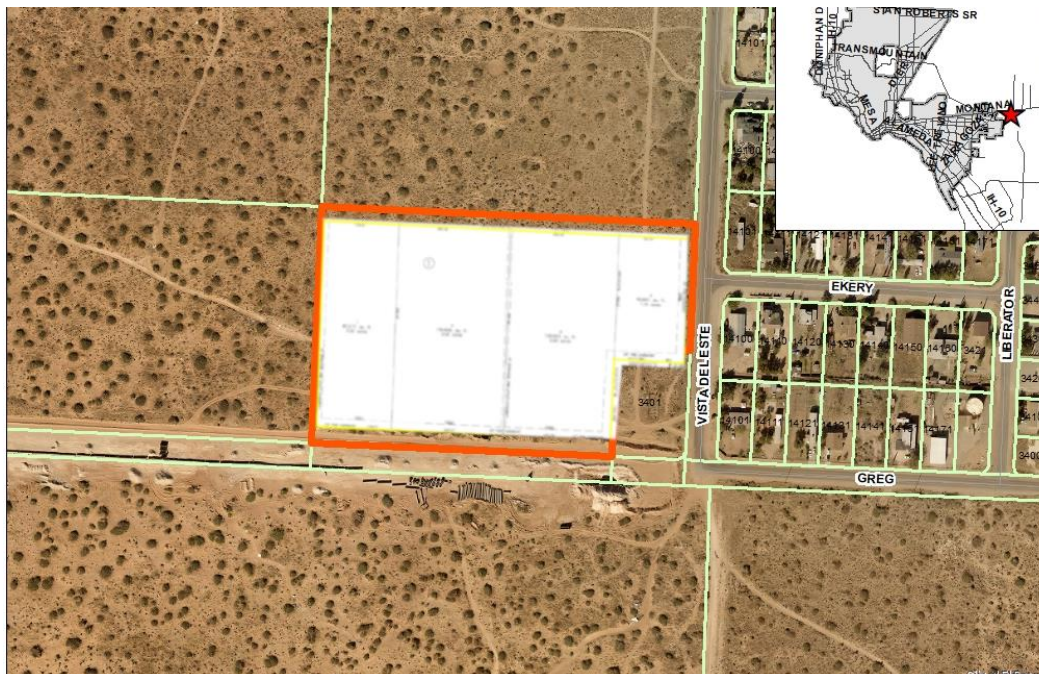


STAFF CONTACT:	Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER:	Bradford in the 60's, LLC.
REPRESENTATIVE:	Bashar Abugaylon
LOCATION:	North of Edgemere and East of Tim Floyd, ETJ
ACREAGE:	9.05
VESTED:	No
PARK FEES REQUIRED:	\$9,050
EXCEPTION/MODIFICATION REQUEST:	Exception to waive 5' of roadway improvements for Vista Del Este
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval with condition

SUMMARY OF REQUEST: The applicant proposes to subdivide 9.05 acres of unplatted land into 4 commercial lots. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Edgemere Boulevard and Vista Del Este Street.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee (DCC) recommends **approval** of Bradford in the 60's on a Major Combination basis and of the waiver request subject to the following condition:

- The Edgemere Extension plat (SUSU15-00024) shall be recorded prior to the recording of this plat in order for the proposed lots to front on to an existing street as required in Section 19.23.040.B.2 (Lots-Determination and regulation of size).



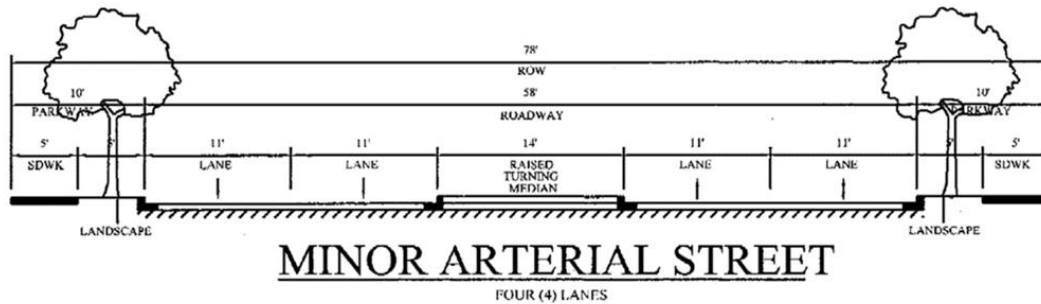
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception for Vista Del Este as per Section 19.10.050-A.

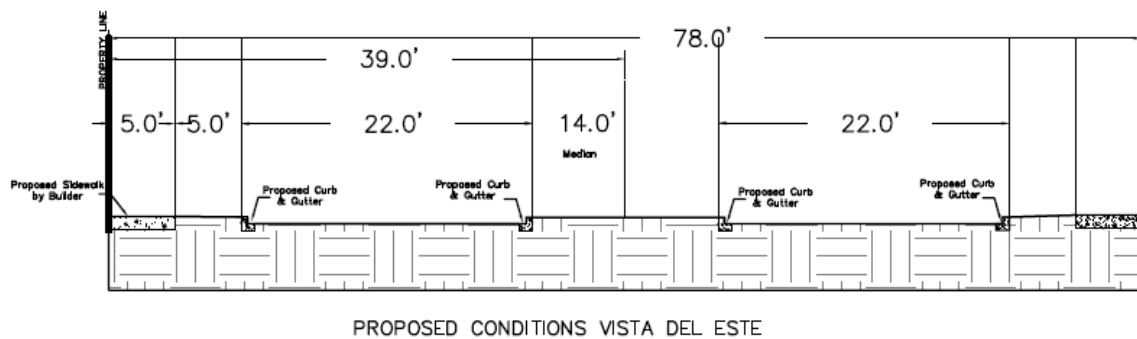
- To waive 5' of roadway improvements to Vista Del Este

The Design Standards for Construction (DSC) requires a minor arterial containing 78' of ROW, 5' sidewalks, 5' landscape parkways, and 58' of roadway.

REQUIRED



PROPOSED



The applicant does meet the following criteria under Section 19.10.050.A.1.b and c for requesting exceptions. The section reads as follows:

Section 19.10.050.A.1.b and c

b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;

c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements

County concurrence has been received to waive the required roadway improvements to Vista Del Este.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated O-6, Potential Annexation.

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, the applicant is developing along a planned bicycle network.
2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, the applicant is not proposing a direct path to greens or squares.

NEIGHBORHOOD CHARACTER: Subject property is located within the City of El Paso's Extraterritorial Jurisdiction and within the area of potential annexation. The surrounding land uses are residential and vacant land. The nearest school is Idea Edgemere Charter School (.21 miles). The nearest part is Miners Park (.76 miles). This property is located within the Eastside Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

PLAT EXPIRATION:

This application will expire on **April 4, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

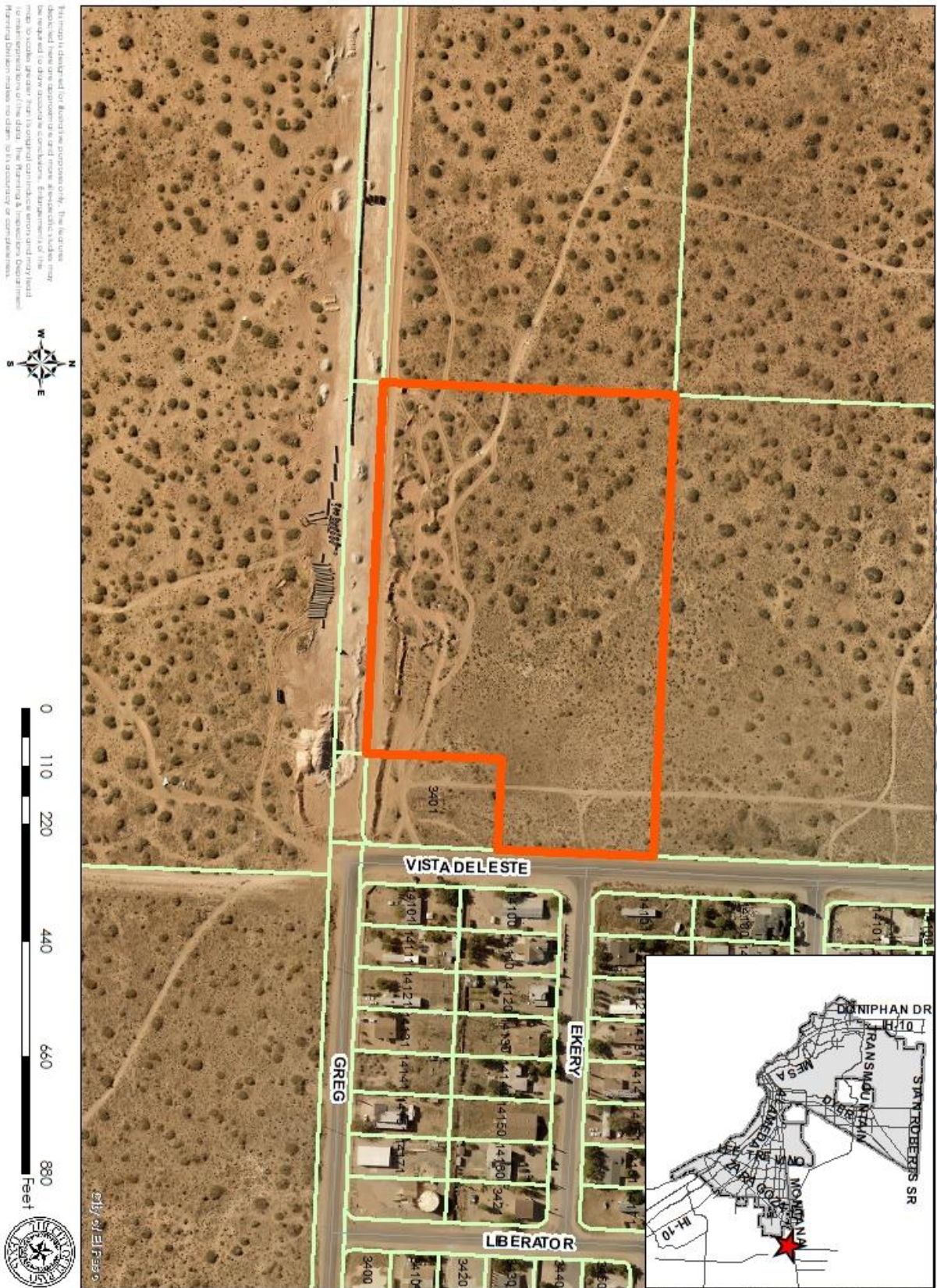
City Plan Commission has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC.

ATTACHMENTS:

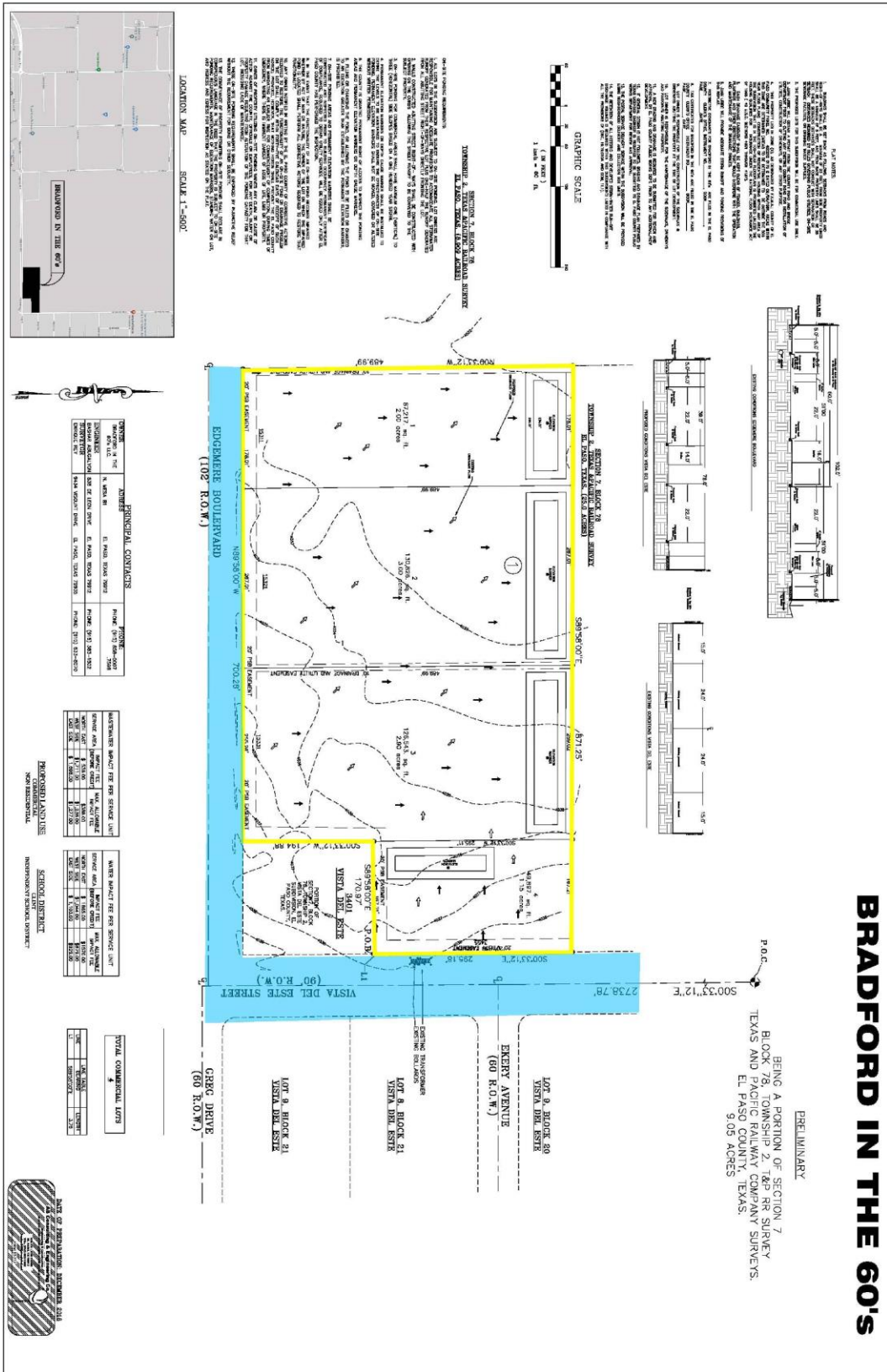
1. Aerial Map
2. Preliminary plat
3. Final plat
4. Exception request
5. Application
6. Department Comments

ATTACHMENT 1

Bradford in the 60's



ATTACHMENT 2



BRADFORD IN THE 60'S

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I CERTIFY THAT I HAVE THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT, CODE 252.052

- the water purity and connections to the hot, melt, or wet melt, the minimum slope standards and regulations
- the saw connections to the hot, melt, or wet melt, the minimum slope standards and regulations
- structural connections provided to the hot, melt, or wet melt, the minimum slope standards and regulations
- the saw connections to the hot, melt, or wet melt, the minimum slope standards and regulations

I stated that the material asserted in this post was false and complete.

[illegible]

Notary Public in and for El Paso County _____ My Commission Expires _____

COUNTY OF EL PASO

CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 232.028(A)

We, the undersigned, certify that this plat of _____

Subdivision was reviewed and approved by the El Paso County, Texas

Commissioner's court in _____, 2018.

County Judge _____ Date _____ County Clerk _____
CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.02B
AND 312.015 (B)
We understand certain that this plat of _____ 625 feet
of _____ is not a part of the plat of _____
approved by the CITY PLANNING COMMISSION of the City of El Paso
on _____ 2018.

COUNTY CLERK'S RECORDING CERTIFICATE

Filed and recorded in the office of the County Clerk of El Paso County, Texas
this _____ day of _____, 2019, A.D., at
file no. _____

[illegible]

Bocher-Klein, Gregory P. P.E., R.P.S.
Texas License No. 08213

Carlisle A. Rye, P.E., R.P.S.
Registered Professional Land Surveyor



ATTACHMENT 4

Cantu, Brenda

From: BASHAR ABUGALYON <bashar940@sbcglobal.net>
Sent: Wednesday, March 27, 2019 11:10 PM
To: Cantu, Brenda
Subject: RE: Preliminary-Plat.
Attachments: owners for Bradford subdivision.pdf

Hello Brenda,

I am requesting from the City of El Paso to go ahead and get a wavier for the 5' of addition roadway improvement at Vista Del Este. I have already obtained the wavier from the county of El Paso to go ahead to get the 5' of addition roadway improvement at Vista Del Este. Also I have attached the ownership of the subdivision in this email. Thank you very much for your time.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 3.2.19 FILE NO. SUSU 19-00002
 SUBDIVISION NAME: Bradford in the 60's

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 7 Blk. 7A Township 2.
T & P RR Survey T&P AC and Pacific Railway Company
Surveys, EL PASO COUNTY, TEXAS. 9.05 AC

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	<u>9.05</u>	<u>4</u>	Total (Gross) Acreage	_____	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? none Proposed zoning? Commercial
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____
5. What type of utility easements are proposed: Underground X Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
On site ponding
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: none
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
 If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record X Bradford in the 60's (915) 479-5151
(Name & Address) (Zip) (Phone)

13. Developer X SAME
(Name & Address) (Zip) (Phone)

14. Engineer Bashar Abugelen 838 DeLeon Dr El Paso TX 915-383-1502
(Name & Address) (Zip) 79912 (Phone)

OWNER SIGNATURE: X

REPRESENTATIVE SIGNATURE: RE

REPRESENTATIVE CONTACT (PHONE) (915) 383-1502

REPRESENTATIVE CONTACT (E-MAIL): bashar940@sbcglobal.net

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3: Submit articles of incorporation for the owner to ensure that the person signing the plat is authorized to do so.

4: Dedication statement needs to reference the easements being dedicated.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

- 1. Show existing and proposed drainage flow patterns on the preliminary plat.
- 2. Any proposed ponding area shown, shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
- 3. Label the slope and the direction on the street cross-sections provided.
- 4. Header curbs are typical for the area and are required for on-site ponding. Update typical street cross sections with headers curbs or alternate curb with leave-out opening design details (2-44).
- 5. Make fonts consistent, legible, and utilize the correct scales in drawing.
- 6. Include half of abutting streets in watershed calculations for each lot.

EL PASO WATER

We have reviewed the above referenced subdivision and provide the following comments:

Service to the subject Property is anticipated by extensions of lesser diameter mains within easements. Easements that will accommodate these extensions need to be labeled PSB Easements. Additional easements may be required depending on the improvement layout.

The Final Engineering Report needs to be revised to reflect public water and sanitary sewer improvements.

The existing water and sanitary sewer mains located along Edgemere Boulevard, as well as along Vista Del Este Street are not available for direct service connections.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and sanitary sewer services.

EPWater-PSB supports and encourages voluntary annexation to the City of El Paso.

Water

Along Edgemere Boulevard fronting the subject Property there is an existing thirty – six (36) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Edgemere Boulevard fronting the subject Property there is an existing sixteen (16) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This 16-inch diameter main is available for main extensions.

From the intersection of Vista Del Este Street and Edgemere Boulevard, along Vista Del Este Street towards the north, there is an existing sixteen (16) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This 16-inch diameter main is available for main extensions.

Sanitary Sewer

Along Edgemere Boulevard fronting the subject Property there is an existing twenty – four (24) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This 24-inch diameter main is available for main extensions.

From the intersection of Vista Del Este Street and Edgemere Boulevard, along Vista Del Este Street towards the north, there is an existing eighteen (18) inch diameter sanitary sewer main that in turn, discharges unto the above - described 24-inch diameter sanitary sewer main. No direct service connections are allowed to this 18-inch diameter main as per the El Paso Water - Public Service Board Rules & Regulations. This 18-inch diameter main dead-ends at the immediate vicinity of the north right-of-way line of Edgemere Boulevard. The development of the subject Property will require the extension of this 18-inch diameter main along Vista Del Este Street from Edgemere Boulevard to the northern boundary line of the subject Property. All costs associated with main extensions are the responsibility of the Owner/Developer.

General

EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have re-reviewed Bradford in the 60's a minor plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following "revised" comments:

Please note that this subdivision is located within the City of El Paso east Extra Territorial Jurisdiction (ETJ) area and within the South Montana B area of potential annexation by the City, thus subject to the calculation for "Parkland / Fees" as it is identified on the official map as described per

ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below:

Section 19.20.020 - Dedication Required

- A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ area do not have a zoning district designation however; applicant has submitted copy of preliminary covenants restricting the use to Non-residential uses therefore, "Park fees" will be assessed as follows:

If applicant provides copy of final signed / recorded covenants restricting all residential uses and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of \$9,050.00 based on the following calculations:

Acreage 9.05 (rounded to two decimals) @ \$1,000.00 per acre = \$9,050.00

Please allocate generated funds under Park Zone E-12
Nearest Park: Miners Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

COUNTY OF EL PASO

The county is in support of the waiver request on the roadway improvements for Vista Del Este but not the sidewalks.

CENTRAL APPRAISAL

No objections.

SUN METRO

No objections.

911

No comments received.

FIRE

No comments received.

TXDoT

No comments received.